

**CITY OF GROVE CITY, OHIO
PLANNING COMMISSION MINUTES**

REGULAR MEETING

November 5, 2013

The meeting was called to order at 1:32 p.m.

Chair Holt began the meeting with a moment of silence and the Pledge of Allegiance. Roll call was taken with the following members present: Mr. Marv Holt, Chair, Mr. Chuck Boso, Mr. Gary Leasure Mr. Mike Linder and Mr. Dan Havener. Others present: Kim Shields, Planning/GIS Specialist; Kyle Rauch, Planning & Development Officer; Jennifer Readler, Frost Brown Todd; Bill Vedra, Deputy City Administrator; Mike Boso, Chief Building Officer; Capt. Jeff Pearson, Grove City Police; Lt. Tammy Greene, JTF Inspector; Tami Kelly, Clerk of Council; and Kendra Spergel, Planning Assistant.

Chair Holt noted a quorum was present. There were no changes to the minutes of the October 8, 2013 regular meeting or the October 24 special meeting. They were approved by unanimous consent.

Item #1 – Meadow Grove Estates Section 3 Part1 – Plat

(PID# 201309270036)

The applicant is requesting approval of a plat for Meadow Grove Estates Section 3 Part 1, located on 6.4 acres of land west of Buckeye Parkway. The proposed plat would create 18 new residential lots as well as extend Lilac Avenue and create a new roadway, Daylily Court.

Ms. Shields stated that the proposed lots and roads are in conformance with the approved development plan for Meadow Grove Estates and recommended that Planning Commission make a recommendation of approval to City Council for the plat as submitted.

Mr. Don Wick, Rockford Homes, was present to speak to the item.

Mr. Leasure made a motion to recommend the approval of the plat to City Council as submitted. Mr. Havener seconded and the vote was unanimously approved.

Item #2 – Meadow Grove Estates Section 4 Phase A – Plat

(PID #201309270037)

The applicant is requesting approval of a plat for Meadow Grove Estates Section 4 Phase A, located on approximately 3.8 acres of land east of Buckeye Parkway. The proposed plat would create 10 new residential lots as well as the extension and dedication of Blue Star Drive.

Ms. Shields stated that the proposed lots and road extension are in conformance with the approved development plan for the Meadow Grove Estates and recommended that Planning Commission make a recommendation of approval to City Council for the plat as submitted.

Mr. Don Wick, Rockford Homes, remained at the podium to represent the item. Mr. Wick stated that the land to the south of the proposed plat is the future site of a skilled nursing facility. The right-of-way will grant access to that site so it can be developed.

Mr. Havener asked if there were any safety issues with the proposed Blue Star extension, given that a portion of Blue Star Drive exists west of Buckeye Parkway. Ms. Shields stated that the construction plans for the connecting portion of Blue Star Drive (Meadow Grove Estates Section 3 Part 2) are currently being reviewed, so it should not be long before this portion is also under construction. Lt. Pearson explained that the CAD system used by police dispatch would indicate what portion of Blue Star Drive was calling in the emergency, so he did not have any concerns.

Mr. Havener motioned to recommend the approval of the plat to City Council as submitted, Mr. Linder seconded and the motion was unanimously approved.

Item #3 – Marriott Courtyard – Development Plan

(PID#201310300040)

The applicant is proposing to construct a new Courtyard Marriott on approximately 2.3 acres of land on the north side of Buckeye Place, west of Parkway Centre Drive. A development plan was previously approved for the project in 2011; however construction plans were not approved and a building permit was not issued within 18 months of the approval, therefore the development plan became null and void. The proposed development plan matches the plans previously submitted and approved in 2011.

The proposed hotel will be accessed from a single curb cut off Buckeye Place, a portion of which is proposed over the property directly to the east; however a shared access agreement was recorded in August 2013 granting vehicular and pedestrian ingress and egress over the shared drive for both properties.

The proposed structure will be approximately 50 feet in height, with four stories, and finished on all four sides in a combination of brick, stone, and EIFS to match the character of adjacent developments.

One monument sign is proposed at the entrance to the site, with a brick base to match the brick on the main structure. Signage is also proposed on all sides of the structure, for a total of approximately 380 square feet of signage. Channel letter signs approximately 140 square feet in area are proposed on the west and east elevations, and building elevations display additional wall signs on the north and south elevations having areas of approximately 51 square feet; however details for these signs were not submitted. Ms. Shields stated that staff recommends that the signs be individually mounted channel letters on backer board.

Ms. Shields stated that proposed exceptions from Code such as building height and signage are permitted under the approved zoning text for the area, which also requires architecture, signage, and landscape elements create a unified development appearance.

The development department recommended Planning Commission make a recommendation of approval to City Council for the development plan with one stipulation:

1. Signage on the north and south elevations be individually mounted channel letters on backer board.

Raj Patel, property owner and developer, was present to speak to the item. He had no objection to the noted stipulation.

Chair Holt asked staff what the requirement was for landscape islands between parking spaces. Ms. Shields noted that there are portions of the Code that contradict in terms of this requirement – the diagram in the back of chapter 1136 states one number, while the text of the chapter is more based on a proportion to the number of spaces. Chair Holt stated that the issue could be resolved with a stipulation that parking lot landscaping must meet Code. Mr. Patel stated that he had no issue with this and would have the project engineer verify the requirements.

Mr. Havener made a motion to recommend the approval of the development plan to City Council with the following stipulation:

1. Signage on the north and south elevations shall be individually mounted channel letters on backer board.

Chair Holt asked that before the motion was seconded that the Fire Department voice any concerns.

Lt. Green stated that she had concerns over the width of the northern parking lot drive aisle. She referenced a plan drawn in 2008 showing a truck maneuvering template that showed a 24' width; however the proposed plan show only a 22' drive aisle width. She stated that the drive aisle width will need to be widened to 24'. Mr. Patel stated that he had no issue widening the drive aisle to 24'.

Mr. Havener withdrew his previous motion and made a new motion to recommend the approval of the development plan to City Council with the following stipulations:

1. Signage on the north and south elevations shall be individually mounted channel letters on backer board
2. Parking lot landscape islands shall adhere to Code requirements
3. The north parking lot drive aisle shall be widened from 22' to 24' to accommodate fire truck circulation

Mr. Leasure seconded and the motion was unanimously approved.

Having no further business, Chair Holt adjourned the meeting at 1:51 p.m.

Kim Shields, Secretary

Marv Holt, Chair